

Flathead County Planning and Zoning

Zoning text amendments vary widely and may affect many different things. They are different from map amendments in that they apply to the entire zoning regulations.

Text amendments could change any of the following:

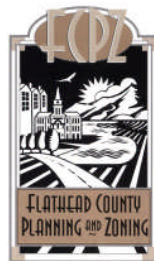
- **Procedure**
- **Allowed Uses**
- **Dimensional Requirements**
 - Setbacks
 - Height
 - Lot Size
 - Lot Width, etc.
- **Definitions**
- **Performance Standards**

To help you determine what effect a change may have consider scheduling a pre-application conference.

Mission Statement:

“The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members.”

For more information contact:



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Kalispell, MT 59901

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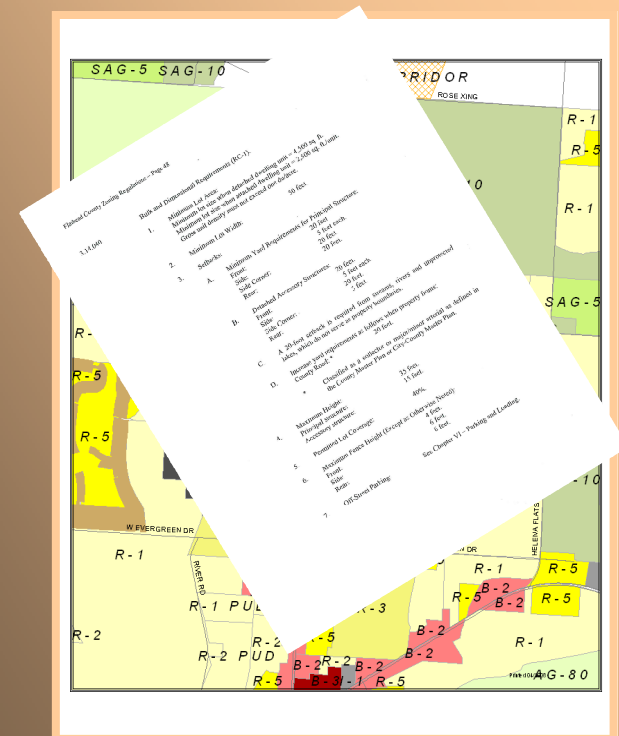
E-mail: planningweb@flathead.mt.gov

Website:

http://flathead.mt.gov/planning_zoning/

Flathead County Planning & Zoning

ZONING TEXT AMENDMENT



A Guide to submitting
a zoning text amendment.

What criteria are used to make a decision?



76-2-203, M.C.A. has 12 criteria that all zoning regulations must meet.

Ask yourself if the text amendment would meet the following:

1. Must meet the growth policy.
2. Must lessen traffic congestion and provide safe access.
3. Must ensure safety from fire, panic, or other dangers.
4. Must promote public health and general welfare.
5. Must provide for adequate light and air.
6. Must prevent the overcrowding of land.
7. Must avoid undue concentration of population.
8. Must facilitate the adequate provision of transportation, water, sewerage, schools, parks, or other public requirements.
9. Must maintain the character of the district.
10. Must conserve the value of buildings.
11. Must consider suitability of district to particular uses.
12. Must consider if use is appropriate throughout the jurisdiction.

Process for Filing a Zoning Text Amendment

Pre-Application Conference

A pre-application conference is not required for zoning text amendments. It is strongly recommended. It is also free.

- Request forms are available.
- Process, timing, fees, applicable plans, and effect of proposed amendment will be discussed.

Application Requirements

- Application Form (must be signed by ALL parties to the request)
- Appropriate Fee.

Process and Timing

DEADLINES

Monthly Application Deadlines are dependant upon pre-scheduled Planning Board Dates. These will be about 3 months prior to the hearing date. (check with Planning & Zoning office)

PLANNING BOARD PUBLIC HEARING

A Public Hearing will be held before the Planning Board where anyone can talk about the proposed change. The date may be subject to change. Your assigned planner will inform you of changes to the pre-scheduled date. The Planning Board will make a recommendation to the County Commissioners.

Process for filing a Zoning Text Amendment-continued

Process and Timing continued

COMMISSION PUBLIC HEARING

A Public Hearing will also be held before the County Commissioners where anyone can talk about the proposed change.

If the Commission supports the text change, a Notice of Intent is published and the Commission must wait 30 days to allow for a qualified protest. Once the 30 days is expired, the Commission can make a final decision.

COMMISSION MEETING

If there are no protests, the Commission will vote on the proposal. Upon approval the zone change is immediately effective.

Just a reminder...

Sometimes facts come up in the hearing process that were not discussed with the Planning and Zoning office or during the pre-application conference that make the zone text amendment approval unlikely. There are NO guarantees for approval.

Fees are non-refundable.